

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/25/1452 Listed building consent

Address: 43 CHURCH ROAD, CAVERSHAM, READING, RG4 7AG

Proposal: Replacement of window and associated internal and external sills.

Applicant: Mark Sumner

Received date: 10/10/2025

Target Decision date: 05/12/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site comprises a semi-detached two-storey dwelling on the north side of Church Road in Caversham. The property is Grade II listed, and the official listing entry reads as follows:

CHURCH ROAD 1. 5128 (North Side) Caversham No 43 (Banksfoot) SU 7074 11/264 22.3.57. II GV 2. Early and mid C18. 2 storeys, right hand art taller with attic. (Colourwashed brick. Old tile roof. Road front - 2 casement windows and 2 glazing bar sashes (4 in all) on 1st floor). Left part has central ½ glazed door with rectangular fanlight and flat hood. Tall chimney to right and modern garage extension with re-used beams. Interior: inglenook in room on ground floor to right. Flint garden wall to street.

The application site is also within the St Peter's Conservation Area, and there are a number of listed buildings within the surrounding area.

A site visit was carried out by the case officer and the Conservation Officer on 20 October 2025.

Site visit photos of window to be replaced



2. PROPOSAL AND SUPPORTING INFORMATION

Listed building consent is sought to for the replacement of a window and associated internal and external sills as the frame is rotten, with evidence of dry rot. The window is located on a side elevation above a garage which is a more modern extension to the original property, facing onto the adjacent garages and access to Auburn Court. The existing casement window with a lead diamond pattern does not match the remaining wooden sash windows or Crittall windows on other external elevations. A replacement sash window is proposed. The window proportions will remain the same.

Works would comprise:

The removal of the existing window and sills

A replacement timber traditional flush casement window is proposed, with diamond lead pattern, painted in white.

Information submitted

Application form

Location Plan

Heritage, Design and Access statement

Side elevation, garage end existing plan pdf

As submitted 10 October 2025

Proposed lead detailing window

Heritage, Design and Access statement (amended)

As received 19 November 2025

Relevant Planning History

Ref 0000005684 - CONVERSION OF HOUSE INTO 2 DWELLINGS. Unconditional consent 19 December 1958.

Ref 0000006496 - DOUBLE GARAGE. Unconditional consent 10 April 1959

Ref PL/08/1016 – Listed building consent for proposed ground floor alterations and single storey rear extension. APPROVED 16/12/2008

Ref PL/25/1017 - Replacement of existing roof and vertical hanging tiles to rear elevation of property. To be determined.

Ref PL/25/1083 - Listed Building Consent to repair, plaster and paint walls and ceiling in fourth bedroom. APPROVED 26 September 2025

3. CONSULTATIONS

- RBC Conservation Officer - *No objections subject to conditions as the existing condition of the window is beyond repair. The replacement window is proposed to have the same proportions and appearance.*

A site notice was displayed on site by the planning officer on 20 October 2025 and an advert was placed in a local newspaper. No letters of representation have been received.

4. LEGAL AND PLANNING POLICY CONTEXT

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance
National Planning Policy Framework
National Planning Practice Guidance
Conservation Principles Policies and Guidance 2008

Reading Borough Local Plan (2019)
CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMODATION

Other documents

St Peters Conservation Area Appraisal 2018
Design Guide to House Extension SPD

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. APPRAISAL

Policy EN1 states “Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.”

Policy EN3 states “The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”

The applicant has submitted information and photographs to evidence the damaged and rotten windowsill and frame with visible signs of dry rot, to justify why the works are required. The existing window is painted white with a lead diamond pattern on the glazing. A replacement timber casement window to reflect the original, with lead detailing is considered acceptable. The window is located in a more modern extension, above the garage on the side elevation and the appearance, size and proportions of the replacement window and sill will be similar to the existing window to be removed. The change is considered to result in less than substantial harm to the fabric of the original building.

The damage to the window was viewed by the case officer and the conservation officer at the site visit carried out on 20 October 2025. The RBC Conservation Officer raised no objections on the proposals subject to the confirmation of paint colour and proposed elevation.

Furthermore, the works have limited impact on the street scene, St Peters Conservation Area or the surrounding area as the window is set back from the road next to garages for the neighbouring development. Due to the nature of the works, there would be no harm to neighbouring amenity as an existing window is to be replaced. As such, the proposal is considered acceptable, in accordance with planning policies EN1 and EN3, and recommended for approval.

6. CONCLUSION

The application for a replacement window and sill on a side elevation is considered to have a negligible impact on the fabric of the listed building and St Peter's Conservation Area has been assessed in line with adopted national and local policies as outlined above and is considered in accordance with those policies.

7. RECOMMENDATION

GRANT LISTED BUILDING CONSENT

Recommended Conditions:

1. Time
2. Approved Documents
3. Materials/finishes

Informatives:

1. Terms
2. Positive and Proactive - Approval
3. Encroachment